

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 Introduction

This chapter of the EIAR was prepared by Patricia Thornton. Patricia Thornton (BSc. Surv) (MRUP), Director of Thornton O'Connor Town Planning, is a Corporate member of the Irish Planning Institute and has 22 No. years post-qualification experience. Patricia has experience in preparing and coordinating EIARs for a variety of projects and has also been involved in the coordination of a wide range of developments including residential and commercial developments.

The chapter will set out a detailed description of the proposed development in accordance with Article 5 (1)(a) of the EU Directive 2014/52/EU which notes that the following should be included:

"a description of the project comprising information on the site, design, size and other relevant features of the project."

The proposed development primarily comprises the demolition of c. 4,847.5 sq m of existing structures, the refurbishment and reuse of the existing Tabor House and Chapel to provide cultural and community spaces and the construction of 562 No. residential units, a creche and a café/restaurant as detailed below.

3.2 Description of the Site Area

A description of the site area is outlined below. The total red line application site boundary is c. 4.74 Ha (c. 47,335 sq m) and is broken down as follows:

- The developable site of c. 4.26 Ha (c. 42,547 sq m) at Milltown Park, Sandford Road
- Road works to Sandford Road and Milltown Road adjacent to the 2 No. entrances to the site (1 No. existing and 1 No. newly proposed): c. 0.16 Ha (c. 1,597 sq m); and
- Drainage works from Milltown Road to Eglinton Road: c. 0.32 Ha (c. 3,191 sq m).

A letter of consent has been received from Dublin City Council to carry out works on Milltown Road, Sandford Road and Eglinton Road.

3.3 Summary of the Proposed Development:

The proposed development will principally include the following:

- 562 No. residential units in Blocks A1, A2, B, C, D, E and F (70 No. studios, 176 No. one bed units, 267 No. two bed units and 49 No. three bed units);
- The blocks will range in height from 2 to 8 No. storeys with a partial basement provided under part of Blocks A1 and A2 and under Blocks B and C;

- Cultural and community space (1,698 sq m) within the refurbished Tabor House and the Chapel, with associated outdoor space (248 sq m);
- Internal residents' communal amenity areas in Blocks B and C (324 sq m), consisting of a gym, management suite and co-working space;
- Creche within Block F (375 sq m);
- Café/restaurant within Block F (179 sq m);
- Public open space (15,023 sq m), ground floor communal open space (4,314 sq m) and upper floor communal terrace (109 sq m); and
- Road works on Sandford Road and Milltown Road and Drainage Works on Eglinton Road.

Key Site/Development Statistics	
Site Area:	<p>Total Red Line Application Boundary:</p> <p>c. 4.74 Ha (c. 47,335 sq m) broken down as follows:</p> <ul style="list-style-type: none"> • 'Developable' Site Area: c. 4.26 Ha (c. 42,547 sq m): • Road works to Milltown Road and Sandford Road adjacent to the 2 No. proposed entrances: c. 0.16 Ha (c. 1,597 sq m) • Drainage works to Eglinton Road: c. 0.32 Ha (c. 3,191 sq m)
Existing Gross Floor Area	c. 7,190.5 sq m
Extent of Reuse and Refurbishment	c. 2,343 sq m (Tabor House - 1,575 sq m and The Chapel – 768 sq m)
Demolition Area	<p>c. 4,847.5 sq m including:</p> <ul style="list-style-type: none"> • Milltown Park House (880 sq m); • Milltown Park House Rear Extension (2,031 sq m); • the Finlay Wing (622 sq m); • the Archive (1,240 sq m); and • the link building between Tabor House and Milltown Park House rear extension to the front of the chapel (74.5 sq m).

Gross Floor Space (Above Ground Level)	50,196 sq m
Basement Gross Floor Area	10,550 sq m
Site Coverage:	20.65%
Plot Ratio:	1.18
No. of Units Proposed	562 No. units (70 No. studios, 176 No. one bed units, 267 No. two bed units and 49 No. three bed units).
No. of Units per Hectare	140 ¹ uph
Creche	375 sq m
Café/Restaurant	179 sq m
Community/Cultural Space	1,698 sq m internal space (The Chapel and Tabor House) In addition, a "secret garden" space will also be provided to the rear of Tabor House and the Chapel, measuring c. 248 sq m. Total = c. 1,946 sq m
Max. parapet height:	8 No. storeys plus lift overruns
Car Parking Spaces:	319 No. car parking spaces - 288 No. at basement level and 31 No. at surface level, provided as follows: Surface <ul style="list-style-type: none"> • 11 No. resident spaces; • 4 No. mobility impaired spaces; • 2 No. short-term visitor spaces; • 4 No. collection/drop-off spaces; • 5 No. car share (GoCar) spaces; • 2 No. taxi spaces; • 2 No. creche parking spaces; and • 1 No. café/community parking space. Basement <ul style="list-style-type: none"> • 268 No. resident parking spaces (including 173 No. electric vehicle spaces); • 15 No. mobility impaired spaces; and • 5 No. car share (development managed) spaces.
Bicycle Parking Spaces	1,343 No.
Motorcycle Spaces	22 No.
Public Open Space	35.3% (15,023 sq m) of developable site area (42,547 sq m):

RECEIVED: 20/02/2026

¹ Calculated using formula provided in *Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024*.

	<ul style="list-style-type: none"> • Public Park and Plaza Area Connected Through the Triple Height Undercroft of Block A1 (10,879 sq m – 25.57% of the 42,547 sq m developable site area) • Additional Public Open Space (Woodland Glade, Boulevard & Garden Café Area) (4,144 sq m - 9.74% of the 42,547 sq m developable site area)
Communal Open Space at Surface	<p>10.1% (4,314 sq m) of developable site area (42,547 sq m) as follows:</p> <ul style="list-style-type: none"> • Residential Courtyard between Block B and C: 1,563 sq m • Belvedere Garden (North of Block C): 120 sq m • Wall Garden (Proximate to the Chapel/Block D/Block F): 2,631 sq m
Internal Communal Amenity Space including Co-Working Space, Management Suite and Gym	<ul style="list-style-type: none"> • Block B (Management Suite) – 76 sq m • Block C (Gym & Co-Working Space) – 248 sq m
Upper-Level Communal Terrace	Upper-Level Communal Terrace provided on the 6 th floor level of Block A1 (109 sq m)

The full description of development is provided below as described in the Statutory Notices.

3.4 Description of Development in the Statutory Notices

The following description of development has been provided in the Statutory Notices:

"Sandford Living Limited intend to apply for permission for a Large-Scale Residential Development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.

The development will principally consist of: the demolition of c. 4,847.5 sq m of existing structures on site including Milltown Park House (880 sq m), Milltown Park House Rear Extension (2,031 sq m), the Finlay Wing (622 sq m), the Archive (1,240 sq m) and the Link Building between Tabor House and Milltown Park House Rear Extension to the

front of the Chapel (74.5 sq m); the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m) and the provision of a single storey glass entrance lobby to the front and side of the Chapel (52 sq m); and the provision of 562 No. residential units comprising 6 No. three-bed courtyard houses and 556 No. apartment units (70 No. studios, 176 No. one-bed units, 267 No. two-bed units and 43 No. three-bed units).

Block A1 will range in height from 5 No. storeys to 8 No. storeys and will comprise 81 No. apartment units; Block A2 will range in height from 6 No. storeys to 8 No. storeys and will comprise 139 No. apartment units; Block B will range in height from 3 No. to 7 No. storeys and will comprise 74 No. apartment units; Block C will range in height from 4 No. storeys to 7 No. storeys and will comprise 151 No. apartment units; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 30 No. apartment units; Block E will be 2 No. storeys in height and will comprise 6 No. courtyard type houses; and Block F will range in height from 5 No. storeys to 7 No. storeys and will comprise 81 No. apartment units.

The development also includes the provision of: cultural/community space within Tabor House (4 No. storeys including lower ground floor level) and the Chapel (2 No. storeys including lower ground floor level and mezzanine level) (1,698 sq m) with associated outdoor space (248 sq m); a café/restaurant (179 sq m) and a creche (375 sq m) within Block F with associated outdoor creche play area; ancillary residents' amenities and facilities (324 sq m) within Blocks B & C; and a single storey bin store and substation adjacent to Block F (101 sq m).

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 319 No. car parking spaces (288 No. at basement level and 31 No. at surface level); set down area for deliveries; bicycle parking; 22 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; hard and soft landscaping including public open space and communal open space; green/blue roofs; PV panels; substations; lighting; plant; lift cores and overruns; and all other associated site works above and below ground.

The proposed development has a gross floor space of c. 50,196 sq m above ground level over a partial basement (under part of Blocks A1 and A2 and under Blocks B and C) measuring c. 10,550 sq m, which includes parking spaces, bin storage, bike storage and plant."

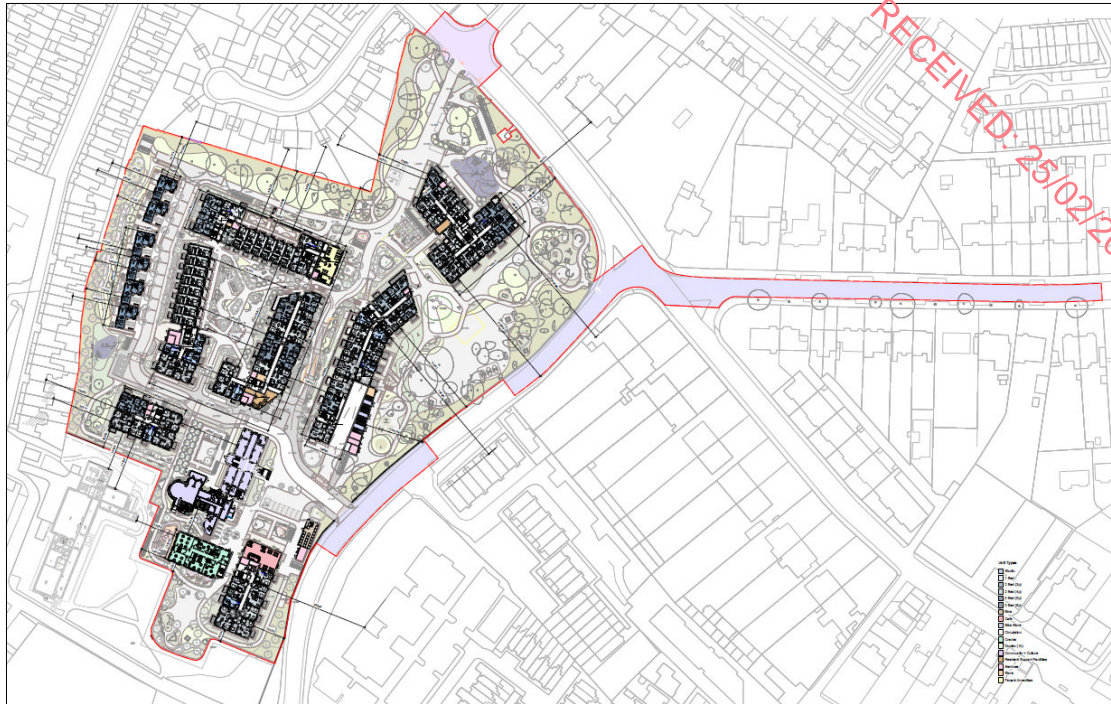


Figure 3.1: Layout of the Proposed Scheme

(Source: O'Mahony Pike Architects, 2025)

3.5 Details of the Proposed Development

3.5.1 Reuse and Demolition of Existing Buildings

This section will detail the existing buildings to be reused/refurbished and demolished at the subject site. The outline of each building element is presented in Figure 3.2 below and detailed descriptions of each building are discussed in Chapter 7 of this EIAR (Architectural Heritage) which has been prepared by Molloy and Associates Conservation Architects.

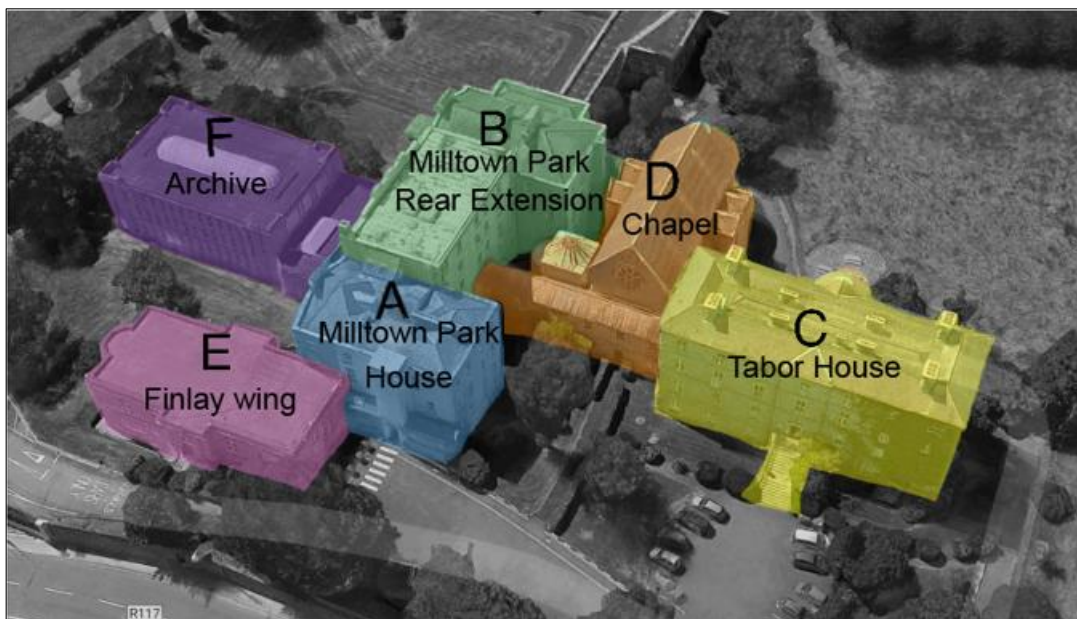


Figure 3.2: Identification of Existing Buildings

(Source: Molloy and Associates Conservation Architects, 2025)

Building C (Tabor House) and D (The Chapel) will be retained within the proposed development with the remaining buildings proposed to be demolished.

A 2.4 metre high boundary wall has been provided across the site from east to west between the lands that are being retained by the Jesuit Community (area to the south of the proposed wall), and the surplus lands that have been sold to the Applicant, having been built in 2024.

Early in the design process, studies were carried out in order to ascertain what buildings could be functionally retained and refurbished on the site. It was ultimately considered that Tabor House and the Chapel would be retained and reused in the proposed development and the remaining buildings would be demolished. The building elements to be demolished were considered for various uses however having regard to the existing limited floor to ceiling heights and poor infiltration of daylight to the building grouping for example, in addition to quantum of alterations that would be required which would essentially dramatically alter the appearance of some of the existing fabric, it was concluded that their adaption is not efficient. Chapter 4 of this EIAR discusses alternative options for the proposed development.

Please see summary table below which sets out the buildings to be reused and buildings to be demolished:

Building A	Milltown Park House	880 sq m	Demolish
Building B	Milltown Park House Rear Extension	2,031 sq m	Demolish
Building C	Tabor House	1,575 sq m	Refurbish and Reuse
Building D	The Chapel	768 sq m	Refurbish and Reuse
Building E	The Finlay Wing	622 sq m	Demolish
Building F	The Archive	1,240 sq m	Demolish
Link Building between Tabor House and Milltown Park House Rear Extension Located to the Front of the Chapel		74.5 sq m	Demolish

RECEIVED: 25/02/2026

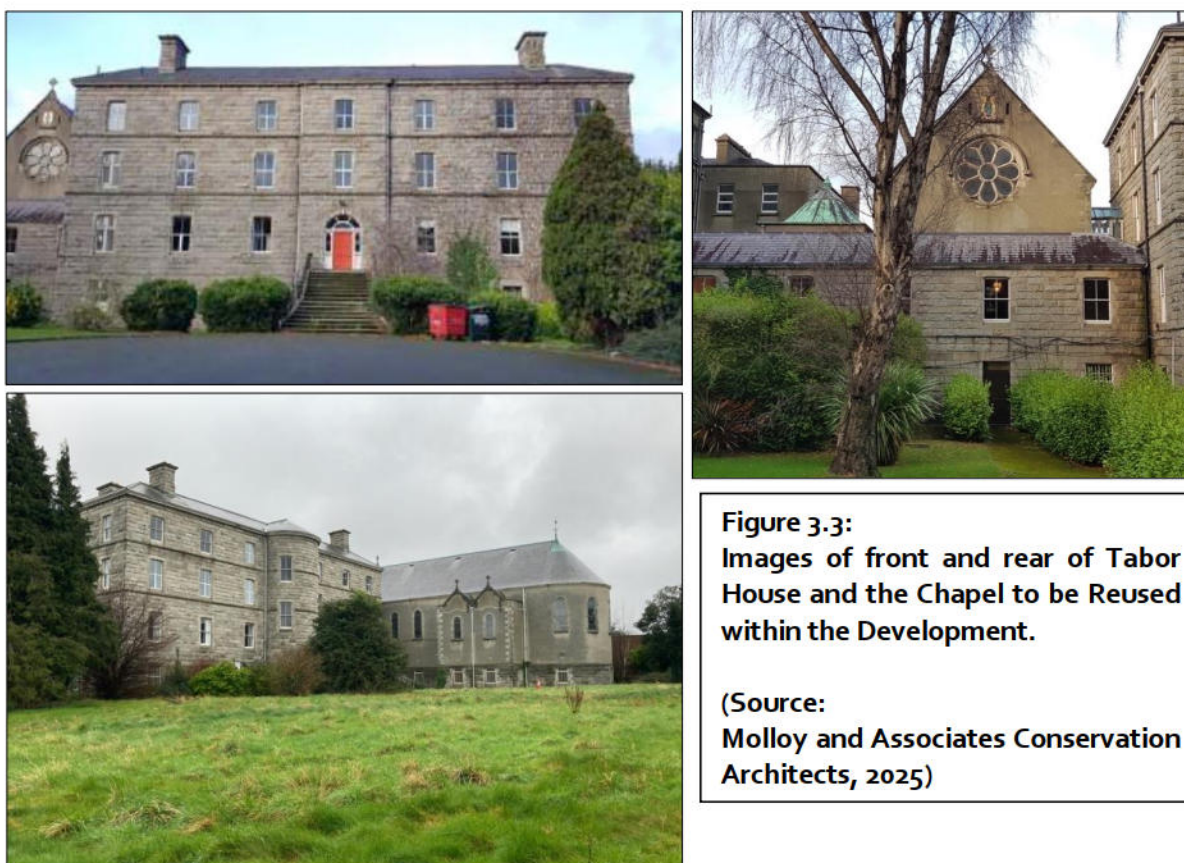


Figure 3.3:
Images of front and rear of Tabor House and the Chapel to be Reused within the Development.
 (Source: Molloy and Associates Conservation Architects, 2025)



Figure 3.4: Images of Buildings to be Demolished as part of the Proposed Development

(Source: Molloy and Associates Conservation Architects, 2025)

It is proposed to repurpose Tabor House and the Chapel to provide cultural and community space. The reuse and refurbishment of Tabor House and the Chapel will allow a new setting to be created in the landscape and the buildings will act as a focal point for the development, especially entering the site from Milltown Road or walking through the pedestrian street from the northern end with glimpses of Tabor House shown through the colonnades of Block B.

Chapter 7 of this EIAR prepared by Molloy & Associates Conservation Architects states the following:

"...the potential for positive impact is inherent in the rejuvenation of the site through the adaptation of existing building fabric of heritage interest, within their setting to an extent, and the provision of new buildings to secure a sustainable long-term use for the site...The proposal to restore and adapt selective buildings, which are deemed to be both of heritage significance and suitable for purposeful adaptation, has been conceived to minimise the extent of loss across the site as a whole. The works proposed to the buildings selected for reuse, have been designed with the objective of preserving the character of the site and detailed to minimise unnecessary loss... The retention of

two buildings for purposeful re-use within the vast building range presents an inherently positive impact for the legibility of the original function of the site."

Please see Figures 3.5 and 3.6 below which demonstrates the views of Tabor House from the pedestrian boulevard (with the ground floor of Block B designed as a colonnade to ensure glimpses of Tabor House are provided) and the formal forecourt entrance accessed off Milltown Road.



Figure 3.5: CGI Towards Tabor House from the Pedestrian Boulevard

(Source: 3D Design Bureau, 2025)



Figure 3.6: CGI Towards Tabor House, The Chapel and Block F From the Forecourt Formal Entrance Accessed Off Milltown Road

(Source: 3D Design Bureau, 2025)

RECEIVED: 25/02/2026

3.5.2 Residential Unit Types

The proposed development principally comprises the provision of 562 No. residential units, a creche and community/cultural space.

The unit mix provided for the proposed 562 No. residential units is as follows:

- 70 No. studios
- 176 No. 1 beds
- 267 No. 2 beds
- 49 No. 3 beds

The scheme provides 56 No. Part V units (30 No. in Block D and 26 No. in Block F which will cater for persons in need of a dwelling as per the social housing list (14 No. studios, 10 No. one beds, 27 No. two beds and 5 No. three beds).

The proposed dwelling mix will provide an enhanced choice in unit sizes in the area, affording greater flexibility to those who may be seeking to reside in the area.

3.5.3 Crèche

The proposed development will provide a crèche (375 sq m) within the ground floor of Block F and will cater for c. 75 No. children. This crèche will contain 5 No. classrooms and includes a dedicated open space area (244 sq m) for staff and children to utilise.

The *Community and Social Infrastructure Audit (incl. Schools and Childcare)* prepared by Thornton O'Connor Town Planning remarks that "*the analysis of existing capacity indicates a robust demand for additional childcare places. Given the childcare demand generated by the proposed development, its unit typology, alongside the shifting age and demand profile, it is considered that an additional childcare facility would be a favourable addition to the area*". Accordingly, the Applicant has incorporated a crèche into the scheme, which will benefit the future residents of the development, but will also cater for the immediate existing residents of the area and thus will greatly enhance the amenity of the area.

3.5.4 Café/Restaurant

It is proposed to provide a café/restaurant (179 sq m) within the ground floor of Block F, introducing an additional commercial element to the development. The café/restaurant addresses the forecourt adjacent to the Milltown Road entrance and will serve to further invite the public into the site and activate the public realm at ground floor level. Public open space will be provided in the forecourt fronting the proposed café/restaurant.

3.5.5 Community / Cultural Space and Resident Amenity

The development will provide high-quality cultural/community space within the refurbished and converted Tabor House and Chapel (net area = c. 1,698 sq m). In addition, an external pavilion ('Secret Garden') to the rear of Tabor House and the Chapel will also be provided which measures c. 248 sq m, giving a total of area of c. 1,946 sq m. The pavilion/secret garden to the rear of Tabor House will represent a natural extension to the proposed cultural/community space which can host a variety of events for the community.

The *Masterplan + Architectural Design Statement* prepared by OMP notes the following in relation to the cultural/community spaces:

"The retention of the Chapel and Tabor house buildings were central to our masterplan from an early stage, creating a focal point for this new neighbourhood.

There are many potential uses for the retained buildings, for example, the Chapel could house the main Cultural hub for the new development with an impressive 'great hall' on the first floor which could be used for a number of activities from performances, screenings to local community gatherings or simply somewhere to lounge and relax.

While the lower level could provide a number of different sized rehearsal spaces with the flanking rooms converted to changing rooms, showers and a small kitchen facility which could support any events or gatherings above in the 'great hall'.

Tabor House also lends itself to many potential uses, it could for example contain studio spaces design to house a variety of dancers, musicians and artists. The cultural accommodation that could be housed in Tabor House would be split across the four levels; with the ground floor dedicated to dance and performance rehearsal spaces, the first floor recording / practice rooms for musicians and the top floors will be house a collection of artist studios, creating a hierarchy of program across the levels. This lower level also has the potential to connect to the secret garden to the rear of Tabor house which will be planted as an edible garden with natural produce ranging from fruit bearing shrubs, herb gardens and a variety of fruit trees, such as apple, pear and plum."

The above strategy for the cultural/community spaces is the Design Team's initial consideration, but the specific use and layout of these cultural/community spaces will be agreed with Dublin City Council via compliance post-planning. This is considered a reasonable approach as it will be c. 2-3 No. years by the time planning permission is secured and the scheme is constructed. An appropriate end-user(s) will be found for the spaces at that juncture.

Furthermore, internal residential communal amenity space is provided at ground floor of Block B and ground and mezzanine level of Block C (324 sq m), comprising a co-working space, a gym and a management suite.

The management suite (76 sq m), located in Block B, will serve the residents needs from parcel delivery to repairs and welcome residents from the Milltown Road entrance. Opening onto the green avenue from Block C just off the northern plaza, a gym (124 sq m) is provided on the ground floor and a co-working space (124 sq m) is provided on the mezzanine level. Centrally located, these amenity spaces will help to animate the ground floor.

The development also includes an upper level communal terrace (109 sq m) on the sixth floor of Block A1, positioned to take advantage of long, open views across the development.

It is clear that a wide range of high-quality cultural/community spaces, amenities and facilities are proposed within the subject scheme.

3.5.6 Roadworks

The proposed development includes road works on Sandford Road and Milltown Road; adjacent to the existing access off Sandford Road and the newly proposed access off Milltown Road.

Milltown Road

The principal access point for vehicles is off Milltown Road, facilitating access to the basement carpark, the forecourt area adjacent to Tabor House and the Chapel, the creche and café/restaurant in Block F, and the courtyard houses along the western boundary. This new access will also facilitate pedestrians and cyclists. A Toucan Crossing is proposed in the vicinity of the Milltown Road access to improve facilities for vulnerable road users.

As detailed in Chapter 10 of this EIAR prepared by DBFL Consulting Engineers, the following principal works consist of:

"Provision of a new vehicle access off Milltown Road (principal vehicle access to the proposed development facilitating access to the basement carpark, the forecourt area adjacent to Tabor House and the courtyard houses along the western boundary). This new site access shall be a priority junction and serves pedestrians and cyclists."

Sandford Road

A secondary access point for vehicles is located at the existing entrance from Sandford Road, which facilitates access to the area adjacent to Block A for deliveries, emergency vehicle access, taxi set-down areas and disabled parking bays.

As detailed in Chapter 10 of this EIAR prepared by DBFL Consulting Engineers and enclosed separately, the following principal works are proposed:

"The existing entrance on Sandford Road will be retained and upgraded. It facilitates pedestrian and cycle access as well as limited vehicle access (deliveries, taxis and emergency vehicles) to the area adjacent to Block A1. The on-site cycle facilities tie-in to the existing active travel infrastructure along Sandford Road and Belmont Avenue (no access from Sandford Road to Belmont Avenue except for cyclists), which forms part of the Sandyford Clonskeagh to Charlemont Pedestrian and Cyclist Improvement Scheme. As part of the same active travel scheme, it is proposed to upgrade the pedestrian facilities adjacent to the Sandford Road entrance from a pedestrian-only crossing to a Toucan crossing."

3.5.7 Drainage Works

The following works are detailed by DBFL Consulting Engineers in Chapter 11 (Water & Hydrology):

"Provision of on-site surface water drainage infrastructure which will discharge from the site along its south-eastern boundary via Milltown Road and the junction of Milltown Road / Sandford Road prior to discharging to the existing public surface water drainage network in Eglinton Road (proposed 300mm diameter pipe extending approximately 300m from the proposed development site boundary to the outfall

location which includes replacement of approx. 160m of the existing 225mm diameter drainage network along Eglinton Road.).

...The proposed surface water drainage network ... divides the site into four drainage catchments and discharges to an existing 300mm diameter public surface water drain on Eglinton Road (east of the site) at a controlled greenfield runoff rate of 6.0 l/sec."

Please refer to Chapter 11 of this EIAR prepared by DBFL Consulting Engineers. We also note that an *Infrastructure Design Report* has been prepared by DBFL Consulting Engineers and is enclosed separately with this planning application.

3.5.8 Height and Layout

The proposed layout of the scheme has been subject to numerous design iterations and therefore we consider that the scheme as proposed is the optimal solution for the lands (further details in Chapter 4 – Examination of Alternatives).

The proposed layout has positioned the highest forms at the least sensitive locations throughout the site (fronting Milltown Road and Sandford Road, fronting the large public open space area to the east of the site, and towards the centre and southern portions of the subject lands), at a distance from sensitive residential receptors and behind the substantial tree belt along the northern and eastern boundaries.

Proposed Heights

The proposed heights are as follows:

- Block A1 will range in height from 5 No. storeys to 8 No. storeys and will comprise 81 No. apartments;
- Block A2 will range in height from 6 No. storeys to 8 No. storeys and will comprise 139 No. apartment units;
- Block B will range in height from 3 No. to 7 No. storeys and will comprise 74 No. apartment units;
- Block C will range in height from 4 No. storeys to 7 No. storeys and will comprise 151 No. apartment units;
- Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 30 No. apartment units;
- Block E will be 2 No. storeys in height and will comprise 6 No. courtyard type houses;
- Block F will range in height from 5 No. storeys to 7 No. storeys and will comprise 81 No. apartment units;
- The refurbished Tabor House (4 No. storeys including lower ground floor level) will comprise cultural/community space; and

- The refurbished Chapel (2 No. storeys including lower ground floor level and mezzanine level) will comprise cultural/community space.

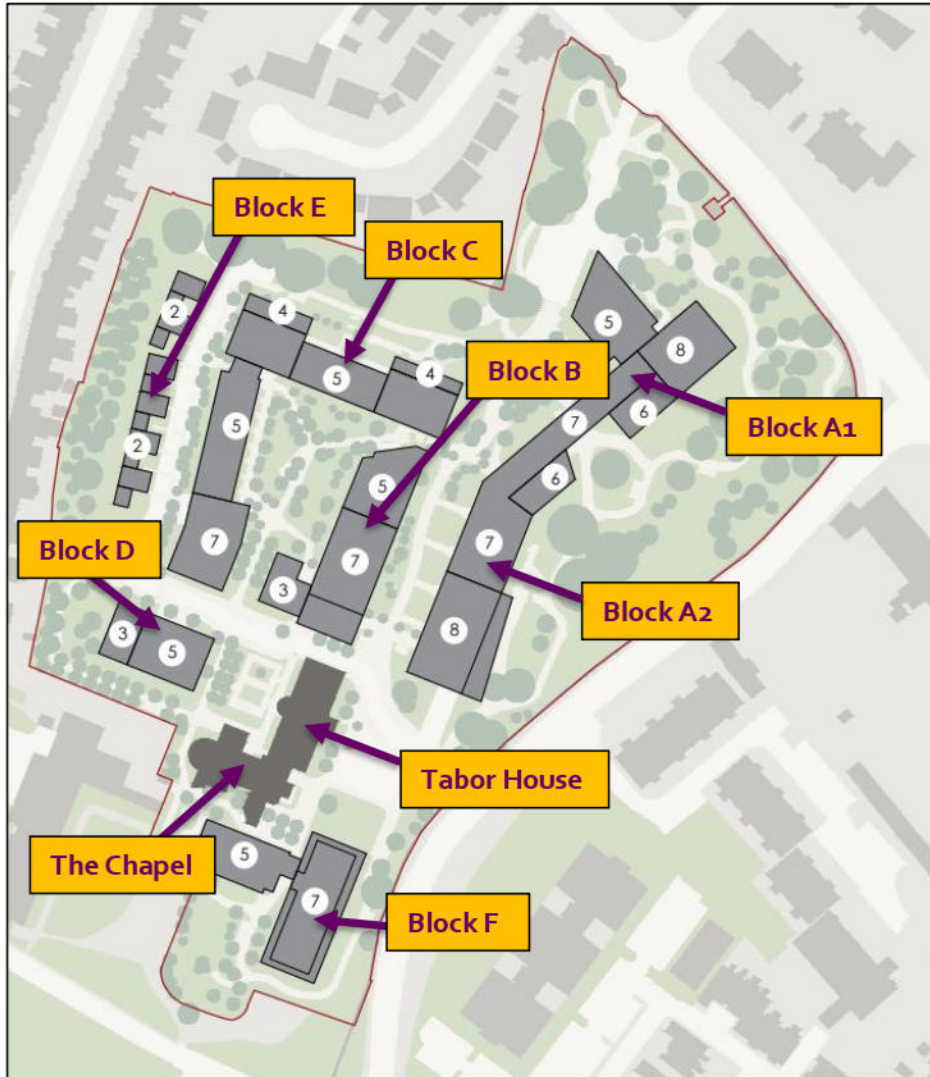


Figure 3.7: Proposed Layout of the Subject Development with the Heights Noted

(Source: OMP Architects, Annotated by Thornton O'Connor Town Planning, 2025)

It is considered that the proposed development strikes a balance between respecting the surrounding context of the site while also ensuring that this prominent strategic site is appropriately densified. Each block has a subtle shift in direction as a response to its particular urban condition.

We note that a key priority throughout the design process was to provide appropriate transitions from the 2/3 No. storey residential dwellings along Cherryfield Avenue Upper and Lower to the west and along Norwood Park to the north. In this regard, 2 No. storey courtyard-type houses have been provided along the western extent of the site, with a minimum separation distance of c. 30-metres provided from the adjacent dwellings on Cherryfield Avenue Upper and Lower.

In addition, large setbacks of between c. 32.5 metres to c. 50 metres have been provided between the Norwood Park dwellings and the part 4 No. to part 5 No. storey elements of Block C, with larger separation distances provided from the 7 No. storey pop-up element of Block C.

RECEIVED: 25/02/2026

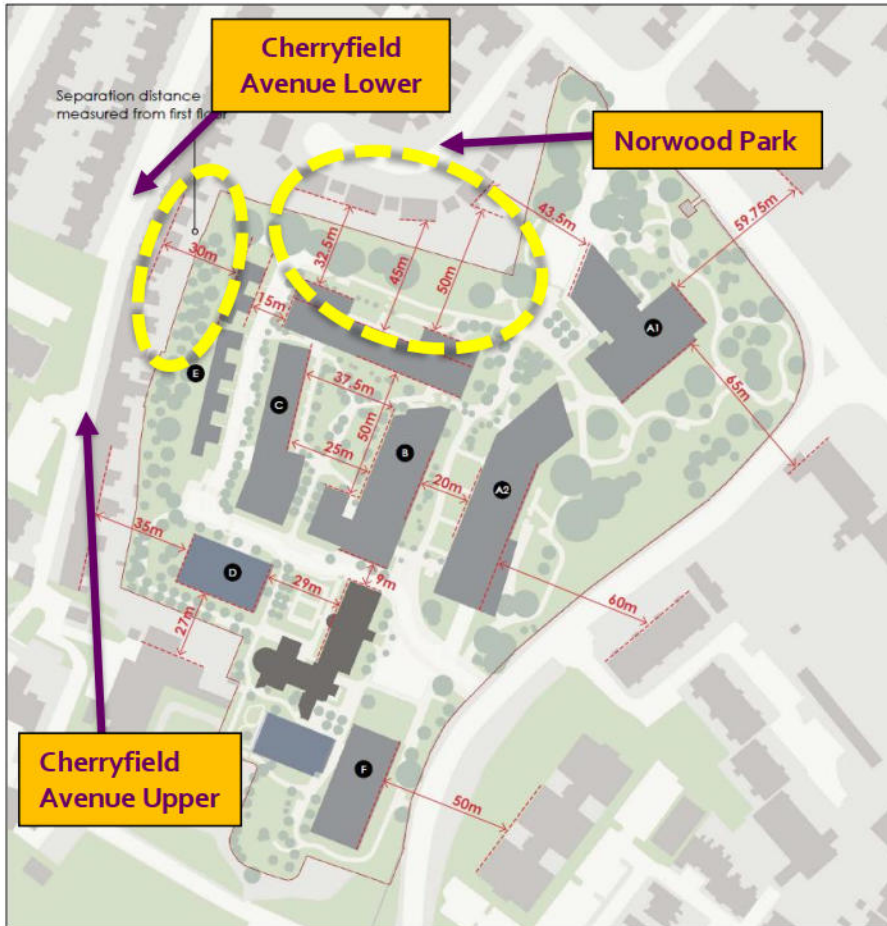


Figure 3.8: Separation Distances Proposed with Large Setbacks from Block C and 2 No. Storey Courtyard Houses in Block E Highlighted

(Source: OMP Architects, Annotated by Thornton O'Connor Town Planning, 2025)

The image below demonstrates the additional inset provided along the north of Block C.

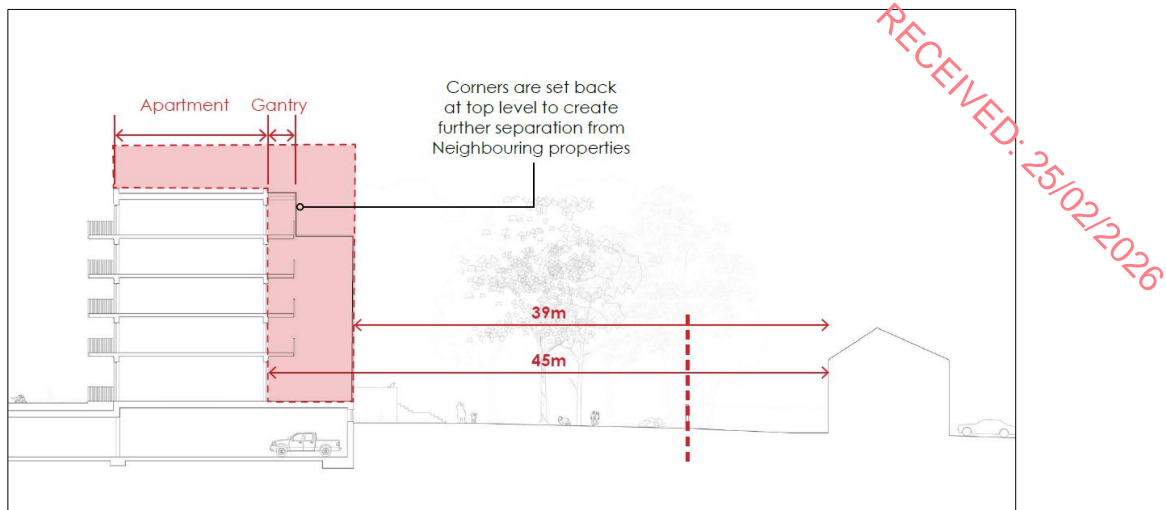


Figure 3.9: Inset Provided to the North of Block C

(Source: OMP Architects, 2025)

Furthermore, Block D proposes heights of 3 to 5 No. storeys with the 3 No. storey element positioned adjacent to the neighbouring dwellings on Cherryfield Avenue Upper to provide an appropriate transition.

Block F to the south of the site ranges in height from 5 No. to 7 No. storeys and has been set back from the remaining Jesuit lands. This boundary between Block F and remaining Jesuits lands has recently been provided with a new 2.4-metre-high boundary wall as part of a previous application which sought to separate the Applicant's lands from the remaining Jesuit lands.

The scheme then transitions in height along the eastern boundary with Block A1 ranging in height from 5 No. to 8 No. storeys and Block A2 ranging in height from 6 to 8 No. storeys. The 8 No. storey elements will act as focal points to improve legibility and wayfinding for the wider area and internally within the site.

The *Landscape and Visual Impact Assessment* prepared by Modelworks (EIAR Chapter 9) notes the following in relation to Block A1:

"The intention is to take advantage of the building's separation distance from neighbouring properties/sensitivities (due to the set-back behind the woodland belt) and the screening provided by the trees/woodland, to achieve density and also mark the junction of Sandford Road and Milltown Road with the eight storey accent volume."

The presence of the tree belt will reduce the visual impact of the building while also ensuring that it improves the place-making and legibility for the area.

The following is also set out in the *Landscape and Visual Impact Assessment* in relation to the proposed built form at this prominent junction:

"The junction of Sandford Road, Milltown Road, Clonskeagh Road and Eglington Road funnels traffic from three urban cores, i.e. Clonskeagh/UCD, Milltown and Donnybrook, towards the city centre via Ranelagh. The site occupies the most prominent of the four quadrants around the junction. Due to a number of factors, including the non-

orthogonal configuration of the junction, the absence of buildings at the corner of the site, and the wall and trees along the site boundary, the junction does not manifest as a distinct 'place' in the townscape. Despite the large houses and trees around the junction it does not figure clearly in people's mental map of the area and does not contribute positively to legibility.

The junction as a place, and the streets to which the site has frontage, warrant greater emphasis in the townscape – to give better definition to the junction locally, and to improve the legibility of the urban structure. This can be achieved only by built form on the site (the other quadrants around the junction all being already developed). However, the site's main landscape asset, the belt of trees inside the boundary, is a constraint to development that would seek to address the roads and junction. Any building in the corner must be set back behind the trees. It is only through substantial height that a building on the site will achieve the dual objective of place-making and legibility."

Please see the summary table below for details of the heights proposed within the subject development:

Block	Storeys Proposed
Block A1	Part 5 No. storeys to part 8 No. storeys
Block A2	Part 6 No. storeys to part 8 No. storeys
Block B	Part 3 No. storeys to part 7 No. storeys
Block C	Part 4 No. storeys to part 7 storeys
Block D	Part 3 No. storeys to part 5 No. storeys
Block E	2 No. storeys
Block F	Part 5 No. storeys to part 7 No. storeys
Conversion of Tabor House	4 No. storeys

In addition, internal separation distances are proposed as follows between the blocks:

- 25 – 50 metres between Blocks B and C in the internal courtyard;
- 20 metres between Blocks A2 and B;
- 15 metres between Blocks C and E;
- 29 metres between Tabor House and Block D; and
- 9 metres between the gable of Tabor House and Block B.

It is our professional planning opinion that the proposed heights of part 2 to part 8 No. storeys across the site cannot be considered challenging on this core urban site. It is clear that the Design Team has comprehensively considered the height of the blocks within the proposed development as the modulation of height throughout the site responds to the situational context of each block within the site. The 8 No. storey pop-up 'visual marker' is a key element of the proposed scheme in terms of its role in wayfinding for the local area and internally in the site. It will act as a focal point for the scheme having regard to its position at a prominent junction at the edge of 4 No. key suburbs. Furthermore, taller heights were considered acceptable in previous applications at the subject site.

Please see the OMP *Masterplan + Architectural Design Statement* for further details on the Height and Layout Strategy for the proposed development. The OMP *Masterplan +*

Architectural Design Statement states the following in relation to the massing strategy and also details various massing studies which have resulted in the current layout proposal, including a focus on providing a public park and enhancing permeability:

"From the outset we investigated the relationship between the existing woodland park to the East and our proposal, looking to enhance connectivity between the park and the internal public square while improving permeability through the site. We also opened the site to provide a public short-cut along the natural desire line from the new Milltown entrance to Ranelagh Village via this parkland edge and exiting through the existing entrance at Sandford Road.

The expansive 3 storey archway through the linear building which connects the internal public square to the parkland denotes the significance of the mature blue cyprus tree at the intersection with the tree belt. Block A was designed in direct response to this signature tree whereby the cranked geometry of the building and location of the archway combined to celebrate this interface and provide for a strong connection between the architecture and landscape design.

We explored the building in section, studying the views into the tree belt from the apartments at various heights, we also created setbacks in the building form at high level to create wider private terraces, availing of the mature tree belt and this rich amenity space."

Figure 3.10 below demonstrates the massing strategy for Block A.

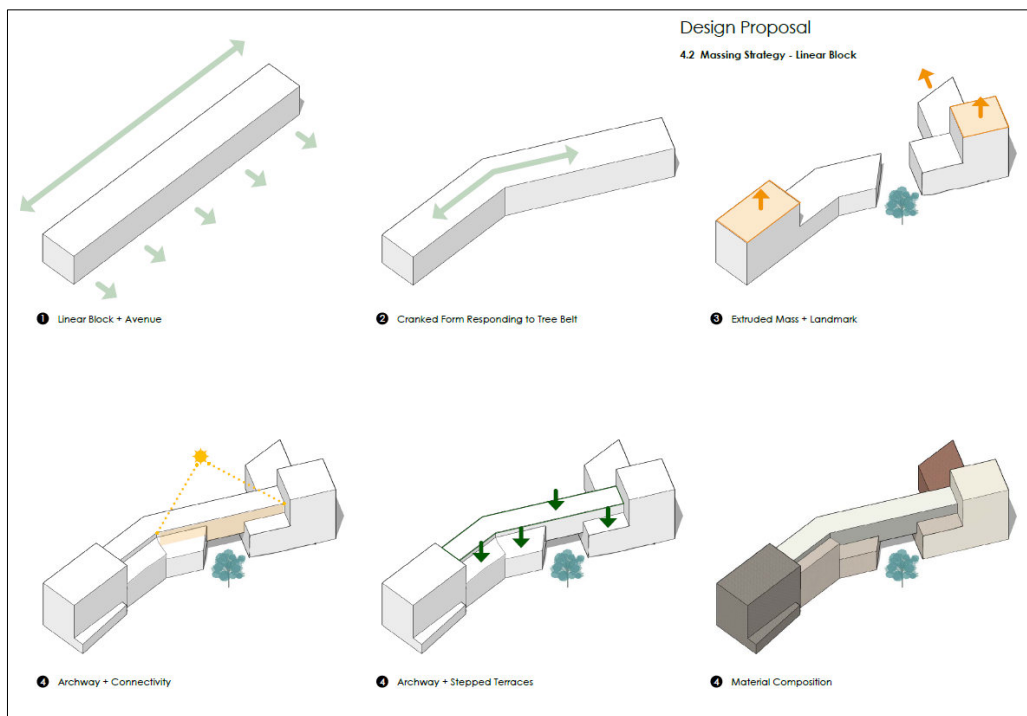


Figure 3.10: Block A Massing Strategy

(Source: O’ Mahony Pike Architects, 2025)

The massing strategy for the area surrounding the existing buildings, which are proposed to be reused and refurbished (Tabor House and Chapel), is provided below.



Figure 3.11: Existing Buildings Massing Strategy

(Source: O' Mahony Pike Architects, 2025)

To conclude this section, it is clear that the Design Team has comprehensively considered the massing and modulation of the blocks within the proposed development. It is our professional planning opinion that the proposed heights of part 2 to part 8 No. storeys across the site cannot be considered challenging on this large site. The modulation of height throughout the site responds to the situational context of the site. The 8 No. storey pop-up 'visual marker' is a key element of the proposed scheme in terms of its role in wayfinding for the local area and internally in the site and will act as a focal point for the scheme having regard to its position at a prominent junction.

3.5.9 Access Arrangements and Parking

The principal vehicular access to the subject site is provided from Milltown Road which will facilitate access to the basement car park, the forecourt adjacent to Tabor House and the courtyard houses along the western boundary (Block E). This new access will also facilitate pedestrians and cyclists. DBFL Consulting Engineers have noted in the *Traffic and Transport Assessment* enclosed separately that the majority of vehicular traffic from Milltown Road (94%) will filter directly into the basement car parking via a ramp proximate to the site entrance. This will ensure that the shared surface to the west of the site adjacent to the Block E courtyard houses will not be car dominated and will be a safe environment for all users.

The existing access from Sandford Road will be utilised as the secondary vehicular access to the site, principally for emergencies, deliveries and taxis and a small element of mobility impaired parking, thus generating very minimal traffic movements. We note that bollards

will prevent vehicles from accessing the plaza area which will ensure that this plaza space is a safe and enjoyable environment for pedestrians and cyclists.

The *Parking Strategy* prepared by DBFL Consulting Engineers and enclosed separately details the car parking arrangements for the site. In summary, a total of 319 No. car parking spaces will be provided in the proposed scheme (288 No. basement and 31 No. surface) and can be broken down as follows:

Use Type	Basement	Surface
House/Apartments	268 No. spaces (including 173 No. electric vehicle parking spaces)	11 No. spaces
Car Share	5 No. development managed spaces	5 No. GoCar spaces
Mobility Impaired	15 No. spaces	4 No. spaces
Collection/Drop-Off	-	4 No. spaces
Short-term Visitor		2 No. spaces
Taxi	-	2 No. spaces
Crèche	-	2 No. spaces
Community/Café	-	1 No. spaces
Total	288 No. spaces	31 No. spaces

In addition, some 1,343 No. bicycle parking spaces have been provided to serve the proposed development, which includes 38 No. spaces provided for crèche employees, commercial users and visitors. The overall bicycle parking provision includes 18 No. cargo bicycle spaces (6 No. at basement level and 12 No. at surface level). Some 22 No. motorcycle space have been provided in the basement to serve the proposed development.

3.5.10 Proposed Materials

As set out in the *Masterplan + Architectural Design Statement* prepared by OMP Architects, the primary material context of the development is brick (buff/brown, red/brown and grey). The following description of materials is provided:

"Both the historical and contemporary context heavily rely on brick as the predominant building material, with a wide variety of colours and types reflecting the piecemeal development of the area over a prolonged period of time. Although alternative materials have been explored, brick feels a natural choice for the base material for our proposal.

It is our intention that through considered sampling and selection, brickwork for the body of the buildings will bring a domestic, softened and textural quality to the building, whilst also echoing character traits of its context in the area.

However the three main contextual conditions surrounding Sandford Road are broadly coherent in three broad hues:

Buff/Brown Brick, reflecting the predominant brick type along Ranelagh Road, as well as working with the painted render St James Terrace. This colour choice also responds to the sites Tabor House & Chapel buildings.

Red/Brown, reflecting the predominant use of red along Eglinton Road, Sandford Road & Belmont Avenue.

Grey Brick, referencing the harder facing base and edge stone which is apparent on the historical housing façade typologies to create a hard wearing street interface plinth.



The completed building expression provides a simple building form that reinterprets the surrounding building fabric to relate positively to neighbouring structures and create a harmonious whole.

The architecture of each building varies enough to ensure a diverse and interesting urban fabric, albeit within a considered palette of complimentary materials and colours.

Subtle variations in the architectural expression and material palette of the different blocks to ensure a diverse and interesting urban fabric, albeit within a considered palette of complementary materials and colours that provide a degree of variation and interest as the building forms progress and relate to the different surrounding conditions."

It is clear from the detailed *Masterplan + Architectural Design Statement* submitted with this planning application that high-quality materials that respond to their context have been proposed for the subject scheme.

3.5.11 Open Space and Landscaping

The application lands have always been in private use and have thus been closed off from the general public. Therefore, the landscape strategy for the site will completely open up the site as a public amenity for the first time. A *Landscape Design and Access Statement* has been prepared by Cameo and Partners Design Studio and is enclosed separately with this planning application. This document sets out in detail the open spaces provided throughout the site and notes that:

"The design philosophy for the proposed new residential-led mixed-use scheme in Sandford aims to create a high-quality residential community with a splendid and unique, contemporary landscape design within a parkland setting which is cognisant of the historical context of the site and its notary buildings."

The Report notes that an overarching aim of the proposed development is to create a new residential development integrated within the existing landscape setting of the site through a series of connected landscape character areas.

RECEIVED: 25/02/2026



Figure 3.12: Extract of Ground Floor Illustrative Landscape Masterplan

(Source: Cameo and Partners Design Studio, 2025)



Figure 3.13: Aerial View of the Proposed Development Demonstrating the Green Emphasis of the Scheme

(Source: 3D Design Bureau, 2025)

RECEIVED: 25/02/2026

Public Open Space

The *Landscape Design and Access Statement* outlines the various character areas proposed within the development with a particular focus on the 25% public open space requirement of the Z12 zoning pertaining to the lands.

The public open space is provided as follows:

- **Public Park and Plaza Area Connected Through the Triple Height Undercroft of Block A1:**

c. 10,879 sq m (c. 25.57% of the c. 42,547 sq m developable site area)

- **Additional Public Open Space:**
 - **Woodland Glade**
 - **Boulevard**
 - **Garden Café Area**

c. 4,144 sq m (c. 9.74% of the c. 42,547 sq m developable site area)

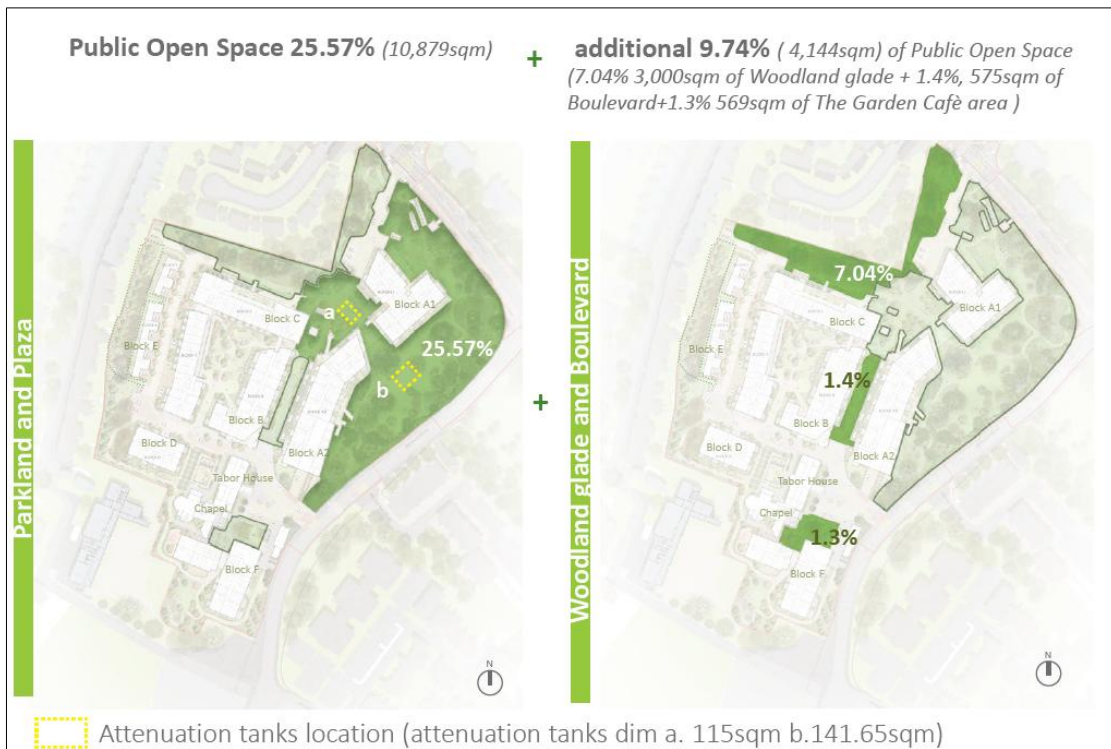


Figure 3.14: Public Open Space Provision at the Application Site

(Source: Cameo and Partners Design Studio, 2025)



RECEIVED: 25/02/2026

Figure 3.15: Public Open Space Provision at the Application Site

(Source: Cameo and Partners Design Studio, 2025)

Therefore, a total of 15,023 sq m (c. 35.3% of the developable site area) has been designated as public open space which significantly exceeds the requirement under the Z12 zoning objective to provide 25% public open space.

The majority of this space (25.57%) will be provided in the eastern parkland and the plaza area, which are linked through the triple height undercroft of Block A1.

We note that the large public park along the eastern boundary of the site is currently significantly overgrown and this space will be transformed by the subject development and will become a significant public amenity for the area. The opening up of the area, while maintaining a woodland feel, will allow access to the general public for the first time. The imposing boundary wall will be modified, principally along Sandford Road, to provide views into the site which will invite the public into the open spaces provided and will improve permeability in the area.

The proposed development will remove all Category U² trees. The proposed development will necessitate the removal of 58 No. Category C³ trees. Additionally, 54 No. Category C trees are recommended for removal to allow for an improved woodland structure. The provision of a high quality useable public park available to the wider community at the site will be a significant planning gain for the area (as the public have never enjoyed any right of access to these privately owned lands).

The public park links through the triple height undercroft of Block A1 to the plaza area. There will be no vehicular access allowed to the plaza area, through the provision of bollards, thus ensuring the provision of a high-quality public space.

In addition to the public park and the plaza area connected through the undercroft of Block A1, a parkland walk (known as the Woodland Glade) will also be provided to the north of Block C, which is positioned adjacent to the plaza and the communal amenity space in Block C. This northern space represents c. 7.04% of the site area (or c. 3,000 sq m) and will provide further amenity on site in excess of the 25% requirement. The Woodland Glade will be presented as a wildflower meadow and will work together with the park and plaza as an entire connected public open space. In addition to utilising the eastern public park to travel through the site, the public can also utilise the pedestrian connection from Milltown Road and Sandford Road through the pedestrian boulevard (575 sq m or 1.4% of site area) between Blocks A and B. Additional public open space (569 sq m or 1.3% of site area) will be provided, fronting the café/restaurant within Block F.



Figure 3.16: CGI of the Proposed Transformed Public Park

(Source: 3D Design Bureau, 2025)

² Trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. Trees that are dead, dying or showing immediate and irreversible decline. (CMK, 2025)

³ Trees of low quality and value (a minimum of 10 years). (CMK, 2025)

RECEIVED: 25/02/2026

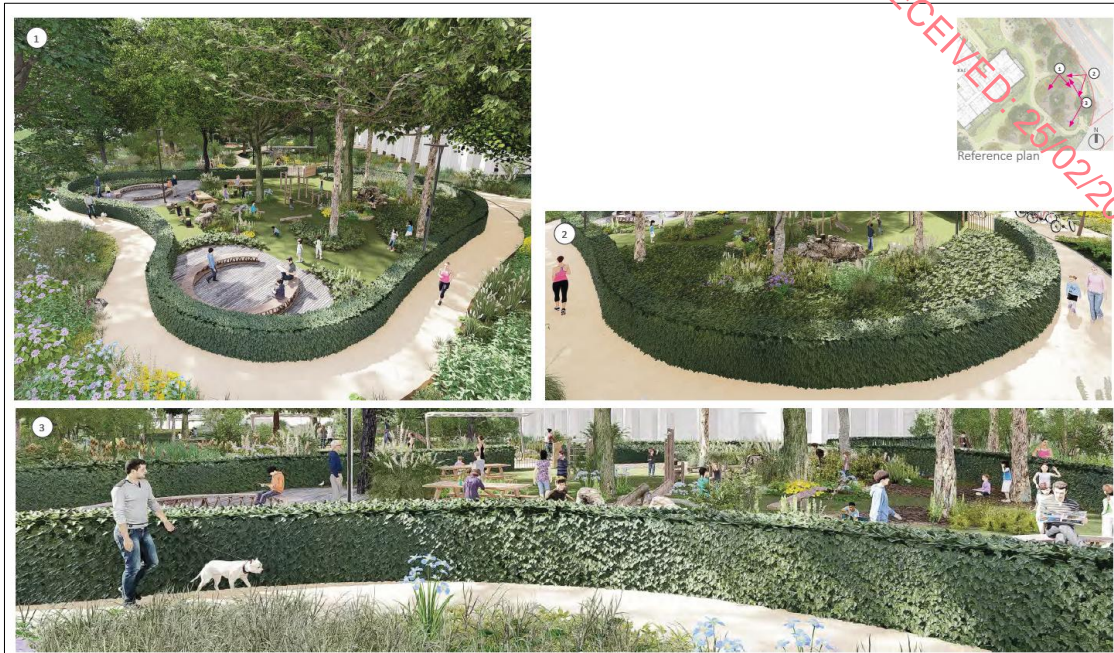


Figure 3.17: Illustrations of the Proposed Transformed Public Park

(Source: Cameo and Partners Design Studio, 2025)



Figure 3.18: Illustrations of the Triple Height Archway Linking the Public Park and the Plaza Area (see Top Left Image Showing Bollards to Prevent Access to Plaza)

(Source: Cameo and Partners Design Studio, 2023)



Figure 3.19: Illustrations of the Plaza Area

(Source: Cameo and Partners Design Studio, 2025)

Natural play facilities for the scheme will be mainly focused within the public open space, specifically aimed at children to reconnect with nature and there will also be opportunity for adult engagement through natural gym equipment. There will also be seating provided throughout the site.



Figure 3.20: Examples of Public Open Space Features

(Source: Cameo and Partners Design Studio, 2025)



Figure 3.21: Illustrations of the Woodland Glade to the North of Block C

(Source: Cameo and Partners Design Studio, 2025)



Figure 3.22: Illustrations of the Pedestrian Street Linking the Milltown Road Entrance to the Public Plaza and Beyond to Sandford Road

(Source: Cameo and Partners Design Studio, 2025)

Therefore, it is clear that the proposed layout has comprehensively considered the public open spaces within the scheme. These spaces will be high-quality and will provide a place to meet, sit, exercise or to walk or cycle through, which is currently not an amenity available at the lands, as the site has always been in private use.

RECEIVED: 25/02/2026

Communal Open Spaces

The total communal open space proposed at ground floor level is 4,314 sq m (10.1% of the developable site area) and is provided as follows:

1. **Belvedere Garden (North of Block C): 120 sq m**
2. **Walled Garden (Proximate to the Chapel/Block D/Block F: 2,631 sq m**
3. **Courtyard between Block B and C: 1,563 sq m**

Please see extract below from Dwg No. Co111 L900 prepared by Cameo and Partners Design Studio, which demonstrates the communal open space at surface level (combined with the public open space provision, private open space (creche playground) and upper level amenity terrace).

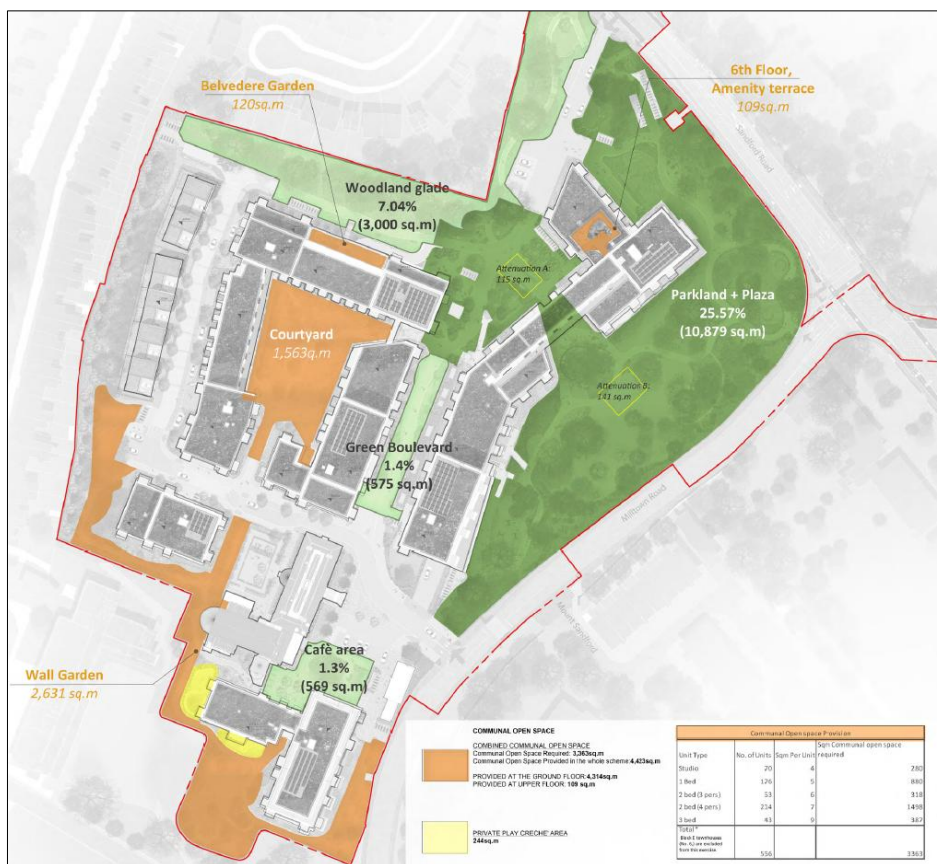


Figure 3.23: Open Space Provision at the Application Site

(Source: Cameo and Partners, 2025)

Examples of the landscaped communal areas are provided below.



Figure 3.24: Illustrations of the Belvedere Garden to the North of Block C

(Source: Cameo and Partners Design Studio, 2025)



Figure 3.25: CGI of the Courtyard Between Blocks B and C

(Source: 3D Design Bureau, 2025)

In addition, there will be a communal amenity terrace (109 sq m) on the 6th floor of Block A₁, which will further add to the communal space provision within the proposed development.

It is clear that the open space proposed has been central to the design of the development and will contribute to the assimilation of the development within its surrounding context, particularly having regard to the total provision of public and communal open space proposed.



Figure 3.26: Illustrative Images of the Communal Amenity Terraces Proposed

(Source: Cameo and Partners Design Studio, 2025)

Proposed Boundary Treatment and Access Arrangements

The subject development proposes a new vehicular and pedestrian access point from Milltown Road, which will be the principal entrance to the subject development and which will facilitate access to the basement car park, the forecourt adjacent to Tabor House and the courtyard houses along the western boundary (Block E).

Some 2 No. new pedestrian gates will be provided at the Sandford Road entrance, whilst 2 No. pedestrian access points will be provided at the Milltown Road entrance. In addition, a new pedestrian gate will be provided at the junction of Milltown Road and Sandford Road which demonstrates that ample permeable opportunities are provided in the proposed development.

The existing stone wall will be predominantly retained along Milltown Road. At the corner of Milltown Road and Sandford Road, in addition to the primary frontage to Sandford Road, it is proposed to provide an upstand wall and railing in lieu of the existing cement render wall, which will allow views into the site and will thus visually open the site up to the public, enhancing legibility in the area. Along the remaining boundary of Sandford Road, it is proposed to replace the existing cement rendered wall with a granite wall. The existing vehicular and pedestrian entrance will be retained along Sandford Road, however, the existing pedestrian gates will remain closed and 2 No. new pedestrian entrances will be provided in their place. Along the western boundary, it is proposed to provide a 1.8m high timber fence with concrete post and evergreen hedge planting at its base, confined within the land in the ownership of the Applicant. The existing neighbouring boundary will not be impacted in any way. Cameo and Partners Design Studio have developed a strategy for the boundary treatment as shown below in Figure 3.27.

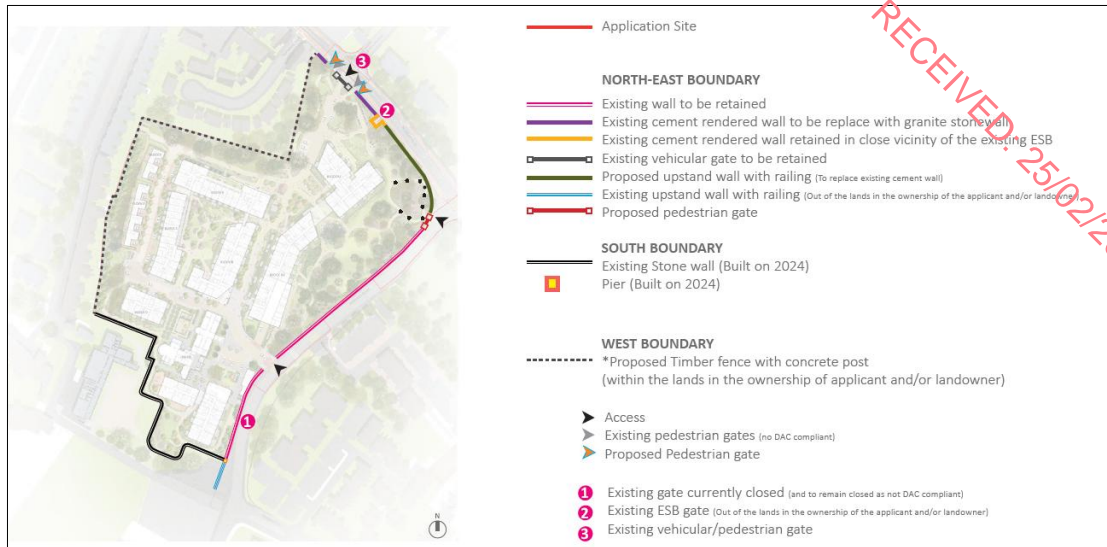


Figure 3.27: Boundary Treatment Strategy

(Source: Cameo and Partners Design Studio, 2025)



Figure 3.28: Extract of the Elevation of the Proposed Boundary Treatment Along Sanford Road

(Source: Cameo and Partners Design Studio, 2025)

We note that the incorporation of permeable visual connections through the site and enhanced boundary treatments were a key consideration during the design process leading to greater public use of the space and represents a key planning gain for the wider community.

3.5.12 Trees

The *Arboricultural Assessment & Impact Report* prepared by the CMK Horticulture & Arboriculture Ltd and enclosed as a separate document with this planning application assesses the condition of the tree vegetation within the site and any impacts that may occur as a result of the proposed development. The Report is accompanied by a Tree Survey and Constraints Plan, Tree Protection Plans and Impact Assessment Plans.

Some 252 No. trees are proposed to be removed with the remaining 135 No. to be retained. Details of the proposed removal and retention of trees is provided in the image below.

Category	NUMBER AND % OF CATEGORY TO BE REMOVED	NUMBER AND % OF CATEGORY TO BE RETAINED
A	4 / 18%	18 / 82%
B	85 / 43%	111 / 57%
C	112 (54 removed for improved woodland structure) / 95%	6 / 5%
U	51 / 100%	0 / 100%

Table 7 - Impact and Retention of Categories

Figure 3.29: Table Indicating the Impact and Retention of Trees as a Result of the Proposed Development

(Source: CMK Horticulture & Arboriculture Ltd, 2025)

The Report notes the following in relation to tree removal:

"The proposed development will necessitate the removal of 147 trees directly. A further 54 category C trees are recommended for removal to allow for greater provision of open space areas. These are trees with poor physiologies that are competing with trees of higher quality and are not suitable for retention within areas that are going to be used frequently by pedestrians. Their removal would be recommended in the interest of improving the conditions of the higher quality trees independent of the development, though they can not be placed in category U as they are not technically dying. The highest impacted categories are Category C and Category U (table 7). There is a lesser but moderate impact on category B trees. 43% of the site's category B trees will require removal for the development. The smallest impacted category is category A with only 4 specimens to be removed (18%)."

Providing rationale for the removal of 54 No. Category C trees, the Report remarks:

"Currently the eastern area is dominated by self-seeded specimens (categories C & U) many of which are drawn up for light and poorly formed as a result. The very high density of trees, which is the result of limited management interventions, restricts light from penetrating the canopy thereby reducing the diversity potential of the ground flora and also the area's overall habitat and recreational potential. The management objective here is to remove the low value trees (categories C & U) whilst retaining better-quality specimens (categories A & B) with the aim to open up this area to increase light penetration to improve the overall ecological and recreational potential of the area."

Proposed new tree planting is contained within the accompanying landscape drawings by Cameo & Partners Design Studio (some 230 No. new trees are proposed to be planted), enclosed separately as part of this planning application. The *Landscape Design and Access Statement* prepared by Cameo and Partners notes that:

"The trees that will be removed will be replaced by a significant number of large and medium size trees that will have a greater long term benefit to local ecology and biodiversity. Our design will include native species trees and shrubs. Ground cover and understory layer will be set out to maximise local habitats for roosting birds and"

mammals. Proposed planting will be set-out to encourage and support the local bee and insect families. This too will include planting which supports berry, nuts etc for other mammals."

As a concluding note on the impact of trees as a result of the proposed development, the Report provides the following:

"The impact on the site's trees from a numbers perspective is relatively high. However, the quality and conditions of the majority of the trees to be removed is generally low (categories C & U). A total of 82% of the very high value (category A) trees are to be retained with 57% of the moderate value (category B) trees retained and integrated into the proposed development. Mitigation planting is proposed to offset the loss of trees."

Therefore, we submit that a key tenet of the proposed scheme has been to provide maximum protection to any trees worthy of retention within the subject lands while also benefiting the recreational potential of the site.

Some 10 No. bat boxes will also be installed on trees within the site and 10 No. bird boxes will be installed.

3.5.13 Phasing

The proposed development is planned to be constructed on a phased basis over c.35 No. months. It is estimated that there will be c. 4 No. phases during the construction stage as laid out in Table 3.1 below.

Phase	Works	Estimated Time	Outline Works
Phase 1	Site Set Up, Enabling Works and Demolitions	Months 1-5	<p><i>Site Set Up for all Blocks.</i></p> <ul style="list-style-type: none"> • Site cabin delivery and placement; • Completion of all outstanding required surveys; • Contractor temporary service installations etc.; • Construction of appropriate hoarding to neighbouring properties; • Installation of CCTV coverage or other agreed security means; • Set up of required noise, dust, vibration monitoring stations, receptors in predetermined areas closest to sensitive locations as defined by the grant of planning; • Review environmental controls defined within the EIAR; • Tree protection installed; • Connection to new main temporary power board to feed the following: <ul style="list-style-type: none"> ○ site security load requirements; and ○ all storage area requirements. <p><i>Demolition and Enabling Phase</i></p>

			<ul style="list-style-type: none"> • Remove all debris and rubbish from the site area to licensed tips; • Disposal or re-use of demolition materials will be carried out in accordance with the Development Resource & Waste Management Plan as prepared by AWN Consulting; • Ensure, following the demolition of the buildings (or part thereof), the site shall be left in a tidy and safe condition in agreement with the client project manager; • Ensure measures shall be taken to ensure that the existing services in the vicinity of each structure are not affected by the demolition works; • Protection measures for all retained Buildings to be agreed and installed in advance of any works commencing onsite; • Review of temporary work to site boundaries with adjoining houses and liaison protocol with owners;
Phase 2	Basement Box	Months 2-10	<p><i>Basement Works Phase</i></p> <ul style="list-style-type: none"> • The development will include a single level basement under Blocks A, B & C to accommodate car parking spaces, bicycle parking, storage, services and plant areas. • Substructure works i.e., groundworks, formwork, basement creation (up to ground floor podium), rising concrete elements attenuation and drainage etc. will be completed during this phase.
Phase 3	Block D & F Apartment Blocks, Tabor House and The Chapel	Months 5-24	<p><i>Tabor House & The Chapel Refurbishment</i></p> <ul style="list-style-type: none"> • Isolation of all power and services to the existing building; • Soft strip areas deemed to be safe and not contaminated within each structure; • Ensuring primary elements of building structures not to be disturbed during soft strip works; • Appropriate temporary works as required will be installed to stabilise external walls prior to any internal remodelling taking place, beyond those needed during the initial demolition phase; • Construction materials will be loaded out by crane and will follow in accordance with the construction programme;

			<ul style="list-style-type: none"> • Replacement windows and roof elements (as required) will be fixed as the phase progresses to maintain water tightness; • Internal Works; • Landscaping; and • Handover <p><i>Residential Block Construction</i></p> <ul style="list-style-type: none"> • Blocks D & F Substructure; • Blocks D & F Construction of superstructure and vertical elements; • Blocks D & F Construction of façade elements. This phase will be erected as soon as possible to commence waterproofing to the floors so fit out works can commence; • Block D & F Fit Out; • Snagging / Commissioning / BCAR / Handover; • Landscaping and External Works;
Phase 4	Block A1, A2, B, C and E (Courtyard Houses)	Months 7-35	<p><i>Residential Block Construction</i></p> <ul style="list-style-type: none"> • Mobilisation; • Block A, B, C & E substructure (outside of basement footprint); • Block A, B, C & E Construction of superstructure and vertical elements; • Block A, B, C & E Construction of façade elements. This phase will be erected as soon as possible to commence waterproofing to the floors so fit out works can commence; • Block A, B, C & E Fit Out; • Snagging / Commissioning / BCAR / Handover; • Basement Fit Out; • Landscaping and External Works

Table 3.1: Proposed Phasing of the Proposed Development

(Source: Verdé Environmental Consultants Ltd, 2025)

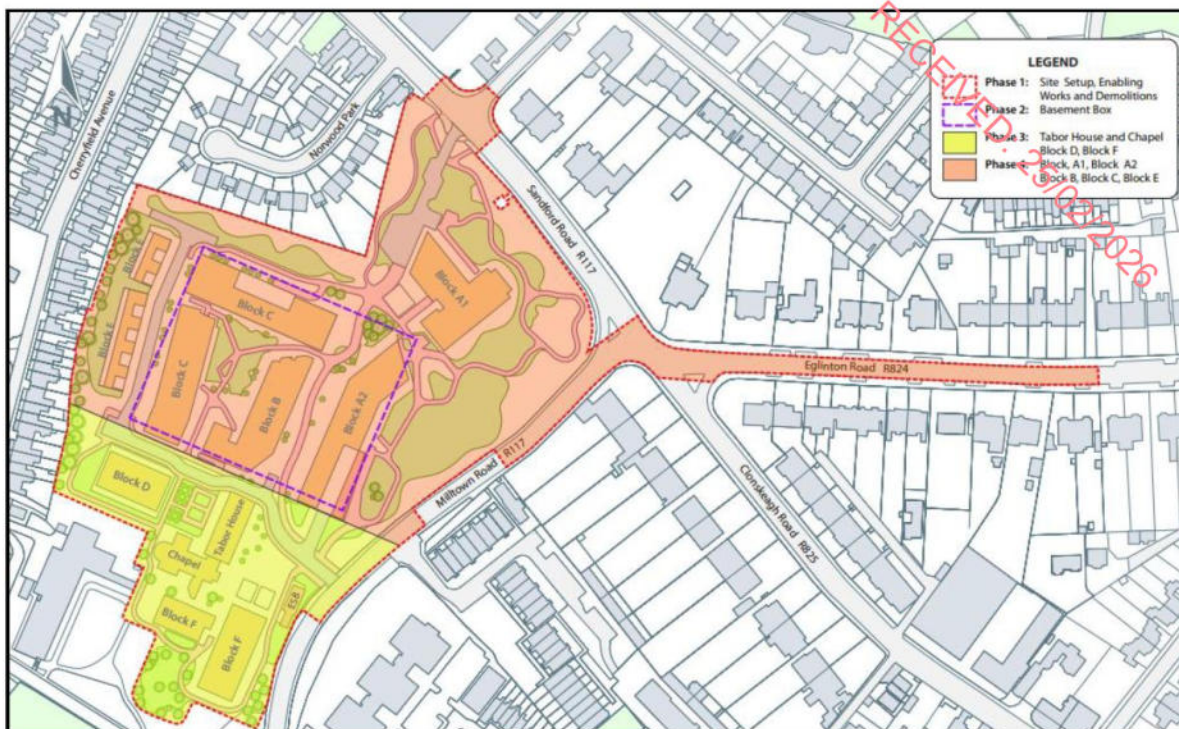


Figure 3.30: Proposed Phasing Plan Layout

(Source: Verdé Environmental Consultants Ltd, 2025)

The typical working hours are proposed to be 07:00 to 18:00 Monday to Friday (excluding bank holidays) and 08:00 to 15:00 Saturdays, subject to any condition attached in a grant of permission. No work will take place on Sundays and Public Holidays. Subject to the agreement of the Local Authority, out of hours working may be required for water main connections, foul drainage connections etc.

3.5 Cumulation with Other Projects

Any potential cumulative impacts have been considered in the preparation of this EIAR and are detailed where relevant in the various EIAR Chapters. At the time of writing this Environmental Impact Assessment Report, we note the following relevant applications. This list of planning applications has been reviewed and considered by the authors of each EIAR Chapter and included in the cumulative assessment where deemed appropriate.

Reg. Ref.	Address	Summary of Development	Decision	Status
DCC Reg. Ref. 3937/23 (amended under DCC Reg. Ref. WEB2142/24)	RDS, Dublin 4	The demolition of the existing Anglesea Stand and Anglesea Terrace structure and the provision of to a new grandstand	Final Grant: DCC Granted Permission on 14 th September 2023 (Amendment: DCC Granted Permission on	Under Construction

		<p>(6,775 person capacity), a 2 level (storey) hospitality and services building (Pocket Building), a club shop and substation (overall 8,892 sq.m).</p> <p>Amendment: minor alterations to the internal arrangement; alterations to the external elevations to include an increase in the overall height to c.24.04m (c.2.74m increase); increase in total capacity of the stand to 6,844 (69 no. additional spectators).</p>	16 th December 2024)	
DCC Reg. Ref. 3307/24	RDS, Dublin 4	<p>The relocation of players' changing rooms and facilities from the existing Anglesea stand to the south stand, also known as the Grandstand. The proposal will comprise partial removal and replacement of the stand scaffold to allow for the insertion</p>	Final Grant: DCC Granted Permission on 30 th May 2024	Commencement Notice issued, no compliance submissions made.

RECEIVED: 25/02/2026

		and construction of a single-storey structure (gross floor area 439 sq m).		
DCC Reg. Ref. 3386/22	The Eglinton, (formerly Jefferson House), No. 2 Eglinton Road, Donnybrook, Dublin 4	The development will consist of the demolition of the existing 5-storey office/residential building on site (the total area for demolition is 2,910 sq.m.) and the construction of a new residential scheme on 11 floors at a height of 42.1m above ground level over an existing and extended basement. The residential development will comprise 20 no. 3-bed units all with winter gardens, communal roof garden and winter garden, terraces at fifth and seventh floors, residential amenity space at ground floor including meeting room, concierge and gym.	Final Grant: DCC Granted Permission on 17 th August 2022	Not Commenced.
DCC Reg. Ref. WEB5434/25	Former Donnybrook Laundry at	The provision of 38 No. residential units	Status: Pending Decision	N/A - Live Application

RECEIVED: 25/02/2026

	The Crescent, Donnybrook, Dublin 4	comprising the refurbishment of the existing laundry building to provide 4 no. units (2 no. duplex units and 2 no. houses) and the construction of 3 no. new blocks ranging in height from 3-6 storeys to provide 34 no. units comprising (31 no. apartments & 3 no. houses).		
DCC Reg. Ref. WEB5106/25	Junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin 4, Do4K3T8	The demolition of existing buildings and structures on site and the construction of a 143 No. aparthotel development with a restaurant/ take-away unit and a café/retail unit provided within a 7 No. storey building.	Status: Live Application (submitted to DCC on 25 th November 2025)	N/A - Live Application
DCC Reg. Ref. 2843/21 ABP Reg. Ref. ABP-311692-21	The Royal Hospital Donnybrook, Morehampton Road, Donnybrook, Dublin 4, Do4 HX40	Construction of Donnybrook Primary Care Centre comprising 4 No. storeys over basement level accommodating HSE medical diagnostics, consulting and treatment rooms plus ancillary offices	Final Grant: ACP Granted Permission on 22 nd December 2021	Not Commenced

RECEIVED: 25/02/2026

<p>DCC Reg. Ref. 2477/21</p>	<p>No. 47 Ranelagh Road, Ranelagh, Dublin 6</p>	<p>The demolition of a single storey rear return and provision of 2 No. residential units; and the provision of a new part 2 to part 4 No. storey structure to the rear of the site accommodating 10 No. residential units.</p>	<p>Final Grant: DCC Granted Permission on 19th January 2022</p>	<p>Not Commenced</p>
<p>DCC Reg. Ref. 4115/21 (ACP Ref. ABP- 313048-22)</p> <p>(Amended under DCC Reg. Ref. WEB2775/24)</p>	<p>11C and 9/14 Milltown Road, Milltown, Dublin 6</p>	<p>The proposed development will consist of the following: Demolition of the existing buildings on site, with a total combined gross floor area (GFA) of 1,739 sq.m; Construction of a Build-to-Rent (BTR) residential development, comprising 97 No. BTR apartments with a mix of 48 No. 1 bed units and 49 No. 2 bed units in 3 No. blocks of part 3, part 4, part 5 and part 6 storeys in height, over basement level, including resident support and amenity</p>	<p>Final Grant: ACP Granted Permission on 26th July 2023 (Amendment: Granted by DCC on 28th July 2025)</p>	<p>Not Commenced</p>

RECEIVED: 25/02/2026

		<p>facilities. The total GFA, including the basement level, of the proposed development is 9,216 sq m.</p> <p>(Amendment Application: alter the permitted development from a Build to Rent apartment scheme to a standard apartment scheme with no change in units proposed)</p>		
DCC Reg. Ref. 3116/22	The Jesuit House of Studies, Milltown Road, Dublin 6	<p>Planning permission for the development will consist of the construction of a two-storey archive storage and office building with c.765 sq m of combined floorspace provided including the following: (i) a reception area, an oratory, an archive storage room, research reading room, offices, storage rooms, staff canteen, toilets, shower, passenger lift, audio room and ancillary space; (ii) rooflights, photovoltaic</p>	Final Grant: DCC Granted Permission on 30 th June 2022	Not Commenced

RECEIVED: 25/02/2026

		panels and lift over-run at roof level; (iii) 9 No. parallel car parking bays along the existing roadway with the existing fence relocated to the site boundary and 15 No. new cycle parking spaces; (iv) residual car parking, hard and soft landscaping, heat pump and all associated site development works.		
DCC Reg. Ref. 4578/22 (ACP Ref. PL29S.322089)	'Dunelm', Rydalmount, Milltown Road, Dublin 6	The demolition of the existing building and structures on site and the construction of a 63 No. unit Build-to-Rent scheme within 2 No. blocks ranging between 4 No. storeys and 8 No. storeys in height.	Status: ACP Granted Permission on 18 th January 2024. Decision quashed by Order of the High Court and is remitted to ACP under new case number ACP Ref. PL29S.322089. Still awaiting decision at the time of writing.	N/A - Live Application
DCC Reg. Ref. WEBLRD6063/25-S3 (ACP Ref. LH29S.323142)	Former Paper Mills site and adjoining properties Clonskeagh Road, Dublin 6	The construction of a purpose-built student accommodation (439 No. bedspaces) and residential development	Status: ACP Granted Permission 12 th November 2025	Not Commenced

RECEIVED: 25/02/2026

		(16 No. apartments) in 5 no. blocks ranging from part 1 to part 7 no. storeys in height above a lower ground level, and extension and renovation of 14 no. existing residential dwellings at Clonskeagh Road.		
DCC Reg. Ref. WEB2190/24	Gonzaga College, Sandford Road, Dublin 6, Do6 KF95	The development will consist of: the internal reconfiguration and full renovation of an existing 2 storey science block (c. 830 sq m) and the construction of a new 3 storey extension with a rooftop observatory (c. 1,431 sq m) located to the north-east of the college. The extension will connect to the existing 2 storey science building to the south via a double-height atrium and to the existing Sandford Grove House (educational use) to the west via a new glazed walkway at	Final Grant: DCC Granted Permission on 21 st January 2025	Not Commenced

RECEIVED: 25/02/2026

		second floor level.		
DCC Reg. Ref. 4283/24	Rear of 50 Sandford Road, Ranelagh, Dublin 6	Permission is being sought for development a protected structure, comprising construction of a 72 sqm one bed two storey mews with access onto Marlborough Lane, Dublin 4, and all associated services and site works	Final Grant: DCC Granted Permission on 16 th December 2024	Not Commenced
DCC Reg. Ref. 3011/24 (ACP Ref. ABP-320695-24)	No. 79, Sandford Road, Dublin 6, Do6 CK83	Demolition of 169 sq.m of existing commercial buildings and construction of 6 two-storey (plus attic) townhouses.	Final Grant: ACP Granted Permission on 23 rd July 2025.	Compliance submissions made
DCC Reg. Ref. LRD6003/22-S3 (ACP Ref. ABP-315488-23) (Live Amendment Application No. 1: DCC Reg. Ref. WEBLRD6081/2 5-S3) (Live Amendment Application No. 2: DCC Reg. Ref. WEBLRD6092/2 5-S3)	A site which previously formed part of the overall RTÉ Campus at Montrose, Donnybrook, Dublin 4	Demolition of the existing structures and construction of a 608 No. apartment scheme and creche, all within 9 No. blocks ranging in height between 2 No. storeys and 10 No. storeys. (Amendment Application No. 1: The amendments proposed will reduce the total	Final Grant: DCC Granted Permission on 12 th July 2023	Not commenced

RECEIVED: 25/02/2026

		<p>number of permitted residential units by 98, resulting in an overall total of 510 no apartment units now proposed. The revised residential mix will comprise 8 no. Studios; 125 no. 1-beds, 326 no. 2-beds and 51 no. 3-bed apartments. It is also proposed to omit Condition Nos. 7 & 8 to remove the Build-to-Rent aspect of the development)</p> <p>(Amendment Application No. 2: the change of use from the permitted restaurant/café and retail use to a wellness facility and café/retail use and the provision of a new single storey swimming pool building)</p>		
<p>DCC Reg. Ref. WEB2320/25 (ACP Ref. ACP-323451-25)</p>	<p>No. 14 Morehampton Lane, Donnybrook, Dublin 4, Do4Y6Wo</p>	<p>The demolition of the existing single-storey garage and the construction of a new three-storey mews dwelling.</p>	<p>Notification of Decision: DCC decided to Grant Permission on 1st August 2025</p> <p>Status: Pending Decision from ACP</p>	<p>Live Application</p>

RECEIVED: 25/02/2026

DCC Reg. Ref. 4437/23	No. 4 Chelmsford Close, Ranelagh, Dublin 6, Do6XW20	The development will consist of the construction of a new 2 No. storey 2- bedroom house with study to the side of existing dwelling.	Final Grant: DCC Granted Permission on 11 th December 2023	Commencement Notice issued & Compliance submissions made.
DCC Reg. Ref. 3129/21 (ACP Ref. ABP- 314166-22)	Errigal House, Eglinton Court, Eglinton Road, Dublin 4	The development will consist of alterations to an apartment block known as Errigal House which will increase the quantum of residential units from 20 No. apartments to a total of 28 No. apartments and will result in the provision of a five-storey apartment building.	Final Grant: ACP Granted Permission on 8 th December 2023	Not commenced.
DCC Reg. Ref. 4093/23 (ACP Ref. ABP- 318615-23)	No. 66 Eglinton Road, Donnybrook, Dublin 4, Do4P2X9	Demolition of existing garage and the construction of a single storey dwelling to the rear of the existing dwelling.	Final Grant: DCC Granted Permission on 10 th July 2024	Not commenced.
DCC Reg. Ref. 3854/21 (ACP Ref. ABP- 313312-22)	Woods Way to the rear of No. 20 Mount Eden Road, Donnybrook, Dublin 4	Demolition of the existing workshop/shed and boundary wall to Woods Way and the construction of a 2 No. storey 2- bedroom terraced mews dwelling.	Final Grant: ACP Granted Permission on 14 th September 2023	Not commenced.

3.6 Dependency on Other Projects

The proposed development is a standalone project which is not dependent on any other development.

We reiterate the following from Section 3.5.6 of this Chapter, as set out by DBFL Consulting Engineers:

"Provision of on-site surface water drainage infrastructure which will discharge from the site along its south-eastern boundary via Milltown Road and the junction of Milltown Road / Sandford Road prior to discharging to the existing public surface water drainage network in Eglinton Road (proposed 300mm diameter pipe extending approximately 300m from the proposed development site boundary to the outfall location which includes replacement of approx. 160m of the existing 225mm diameter drainage network along Eglinton Road.)."

"...The proposed surface water drainage network ... divides the site into four drainage catchments and discharges to an existing 300mm diameter public surface water drain on Eglinton Road (east of the site) at a controlled greenfield runoff rate of 6.0 l/sec."

A Letter of Consent has been received from Dublin City Council for these works.